



**Date:** Tuesday, 21 August 2018  
**Time:** 1.30pm  
**Location:** Council Chamber, Wairoa District Council,  
Coronation Square, Wairoa

# **AGENDA**

## **Late Reports**

### **Infrastructure Committee Meeting**

**21 August 2018**

The agenda and associated papers are also available on our website: [www.wairoadc.govt.nz](http://www.wairoadc.govt.nz)

For further information please contact us 06 838 7309 or by email [info@wairoadc.govt.nz](mailto:info@wairoadc.govt.nz)

**Order Of Business**

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## 8 GENERAL ITEMS

### 8.3 REMOVAL OF ARTS CENTRE BUILDING, MARINE PARADE

**Author:** Luke Knight, Property Manager

**Authoriser:** Jamie Cox, Engineering Manager

**Appendices:** Nil

#### 1. PURPOSE

- 1.1 To inform the committee of the plan for disposal of the Arts Centre building.

#### RECOMMENDATION

The Property Manager RECOMMENDS that Committee receive the report .

#### 2. BACKGROUND

- 2.1 Council approved the removal of the Arts Centre building as part of the development around the destination playground recreational area.
- 2.2 The site is planned to be cleared, with new purpose built toilets and carparking to be installed in the vicinity. These toilets are similar in design to the ones installed at Whakamahia, Blacks Beach and Whangawehi.
- 2.3 The group previously using the building have relocated to the Age Concern premises.

#### 3. DISPOSAL PROCESS

- 3.1 A contract was tendered for the removal of the building. No tenders were received.
- 3.2 Following the tender process, a building relocation company visited the site, but on consideration did not see any value in removing the building and relocating it. The cost of removal and subsequent relocation was estimated at \$40,000. This figures does not include the cost of repiling, connections etc.
- 3.3 QRS have provided an estimate of \$25,000 to remove the building materials.
- 3.4 Neil Andrew of NR Andrew Limited has provided a zero cost tender for the dismantling and removal of all salvageable material at the site. This company is available to carry out the work in the near future.
- 3.5 It is estimated that it would cost \$5,000 to remove the remaining concrete foundations and clear the site.

#### 4. OPTIONS

The options identified are:

- a. Proceed with zero tender option for removal, with cost of \$5,000 to remove remaining concrete and clear site.
- b. Proceed with removal for cost of \$25,000 and storage costs. Investigate options for further disposal.

- c. Retender for the removal of building.
- d. Investigate further disposal options.

The preferred option is option A, this meets the purpose of local government as it will help meet the current and future needs of communities for good-quality infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses. This option will deliver the best value for money for the removal of the building and guarantees that the available materials will be recovered and reused.

## 5. CORPORATE CONSIDERATIONS

### What is the change?

- 5.1 Removal of building and installation of public toilets.

### What are the key benefits?

- 5.2 Imminent installation of new public toilet facilities for the Marine Parade & playground area.

### What is the cost?

- 5.3 The removal is accounted for in the playground development budgets.

### What is the saving?

- 5.4 Saving on ongoing maintenance of Arts Centre building.

### Who has been consulted?

- 5.5 Arts Centre users have been consulted and have relocated to alternative venue.

### Maori Standing Committee

- 5.6 This has not been referred to the committee at this stage.

## 6. SIGNIFICANCE

- 6.1 This building is not considered a strategic asset and the removal is not considered a significant decision.

## 7. RISK MANAGEMENT

- 7.1 The strategic risks (e.g. publicity/public perception, adverse effect on community, timeframes, health and safety, financial/security of funding, political, legal – refer to S10 and S11A of LGA 2002, others) identified in the implementation of the recommendations made are as follows:
  - a. Public perception if a simple demolition operation was undertaken, mitigated by using a reclamation specialist.



### Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,

- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

**Signatories**

	
<p>Author Luke Knight</p>	<p>Approved by Jamie Cox</p>